

BANKSIDE STUDENT LIVING GUILDFORD

Guildford Design Awards Nomination Form 2023

Question	Answer
1. Address of Scheme	Bankside Student Living Walnut Tree Close Guildford GU1 4JF
2. Category of Project	Multiple Housing above 30 units
3. Name of Client	Sladen Estates & Peveril Securities
4. Architect, Design Consultants or Artist	5plus Architects
5. Key Contact	David King-Smith, Director 5plus Architects Email. dks@5plusarchitects.com Mobile. 07771747403
6. Brief description of the Project	See Next Page (3)
7. Photographs of the completed project	See Pages (4-6)
8. Plans, Sections, elevations.	See Pages (7-12)

Bankside Student Living

Large scale purpose built student residences on a sensitive town gateway site in Guildford Surrey.

Introduction

5plus were appointed in 2018 to prepare a Planning Application for a large-scale student residential scheme on this complex and sensitive River Wey site, immediately opposite the Listed Buildings at Dapdune Wharf. The site formerly contained a somewhat defunct office and car showroom building and appeared, subject to constraints, to be an excellent brownfield regeneration opportunity, with the potential to extend and compliment recent residential development to the south west, and forming a threshold of more intensified urban form between the town centre and the major approach from the north. The scheme achieved Planning Permission in 2019 and was completed in 2022.

Design Process and Consultation

5plus performed the role of Design Architect, initiating, and designing and managing the project throughout the successful Planning process. The design process involved extensive consultation with Planning Officers, a public consultation/exhibition event in which local residents and Guildford Society contributed, and a full Design Review presentation with the CABE South East Design Review Panel.

Site Strategy

The site strategy was derived from a careful study of the physical context, while embracing the associated constraints, including flood plain, urban and more rural edges, variety in building scale and associated urban grain. Spaces between the buildings form views both towards the river and from, and allowing light and access between buildings. The elevational concepts, both form and materiality, were derived from traditional models but applied honestly to the contemporary building programme.

- ↗ Rotation / Shifting

↗ Widened River Edge (Public Realm)

■ Landscaped Meadow

■ Widened Street Edge (Public Realm)

↗ Primary Route

↗ Secondary Route

↗ Public Access
- Raised Building Plateau

■ Lowered Floodplain

■ Building Zone

■ Connecting Plinth

◀ Visual Permeability

■ 4 Storey Block

■ 5 Storey Block

01 The buildings are located on the area of the site above the flood plain



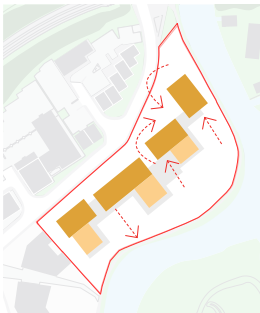
02 Urban edge formed to Walnut Tree Close



03 Urban edge perforated to provide views and access and reduce bulk to Dapdune Wharf



04 Built form manipulated and articulated in response to townscape objectives



05 Central Entrance created and landscaped gardens integrated



The Scheme

The scheme contains 361 student dwellings and creates a distinctive new 'edge of town community' with a four large pavilion structures linked with landscape gardens. The scheme forms a strong urban edge to the town and road while creating openings and set backs to the more rural River Wey aspect to the east. The buildings are conceived to be indigenous in materiality and in reference to former large warehouse and former working buildings typical in the town centre elsewhere on the River Wey navigation corridor.

The final urban composition creates a balance between the 'town and the park' in creating public and private spaces and active uses on both frontages with public paths to the west and communal gardens and planted terraces with landscaping to further promote the use of the riverside path on the east. Alongside the extensive landscaped gardens, the scheme delivers large common areas and student facilities including student lounge, gym and cinema. The buildings contain a small number of individual studios, but the majority of the accommodation is provided in the form of cluster units to encourage and maintain social interaction.



View from Dapdune Wharf



Northernmost Building



View of the main entrance building looking East



Buildings emerge from mature landscaping to River Wey corridor



A strong and well mannered urban grain with a familiar indigenous language



View from River Wey



Looking South with Dapdune Wharf on the opposite side of River Wey



View from River Wey



View from Dapdune Wharf

The Site

The subject site is located to the north of Guildford Town Centre on the River Wey, approximately 750 metres from Guildford Railway Station. The area surrounding the site is characterised by a variety of building typologies and scales from historic brick warehouses, Victorian cottages, 20th Century commercial offices, industrial sheds, a brick railway viaduct, and the recently constructed Wey Corner residential building adjacent to the subject site.

The setting of the River Wey varies as it weaves through Guildford, and there is a lack of coherency along this part of Walnut Tree Close due to the variety of uses, building ages and typologies. The Eastern side of the river is predominantly open with small scale buildings such as the Boat Club and cottages in Dapdune Wharf. In contrast, the West edge of the river is more defined with historic buildings, including The Billings, that line the river in the Town Centre. A number of large-scale industrial buildings with high walls and fences line the river nearer to the site, although these are likely to change over time. This varied existing (and future) context provided a series of important references for our design investigations.



Key

- Site Boundary
- 1. Royal Mail Guildford Mail Centre
- 2. Travis Perkins Trading Co
- 3. Hart Brown Solicitors
- 4. Barratt Southern Counties
- 5. Reed Accountancy
- 6. Scape Student Living
- 7. Bishops Nissan
- 8. River Wey
- 9. Guildford Cricket Club
- 10. Wey Corner Residential Development (under construction)
- 11. River Wey and Godalming Navigations Dapdune Wharf
- 12. Millennium House Student Accommodation
- 13. University Court Student Accommodation

Ground Floor Plan

The main entrance to the development is located at a central point on the site, at the bend in the road and between the two tallest buildings. This principal access also provides access to the main reception space, amenity spaces, gardens, courtyards, and bicycle storage. Shared amenity areas are all located at ground floor and include a student lounge, gym, and cinema. These communal uses, along with the gardens and public spaces, also promote activity and observation along the road and river.



Design Development Study

Typical Upper Floor Plan

The separation and carefully arranged stepping back and forth of the four buildings is evident here. This not only provides for an appropriate urban response but also provides relatively small floorplates and helps to foster identity and communality. The large living spaces associated with the cluster units are generally located at the centre of the unit plan to provide a democratic layout and to reduce corridor lengths internally.



Design Development Study - View from Dapdune Wharf

Fifth Floor Plan

The buildings are significantly reduced at the uppermost level with the maximum building height located at the centre of the scheme, thus associating it with the main site entrance and allowing the 'periphery' of the scheme to be lower to adjust these large buildings carefully to the sensitive context.



Design Development Study - View from Walnut Tree Close



Elevations

South and North Elevations



Elevation to Walnut Tree Close

The elevations are carefully composed to be expressive of the internal programme and to define key moves within the composition including the main entrance and building corners and points of interest. The elevations are structured within a traditional base, middle and top parti, and each of these elements has been considered with reference to the programme, plan form, and materiality. The upper levels are expressed in a metallic finish referencing traditional lead roofs and the like, and the ground floor levels are colonnaded and rusticated.

Student rooms have clearly expressed individual windows with decorative brick side panels providing the opportunity for a larger aperture than would be appropriate for the glazing itself, providing a generosity of scale and proportion.

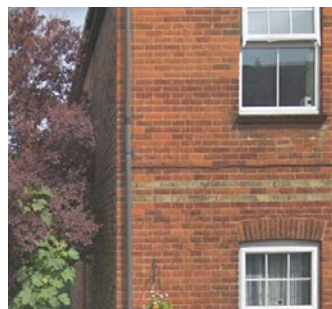
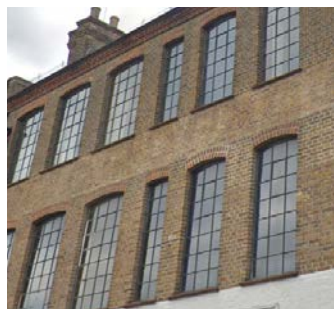


Elevation to River Wey

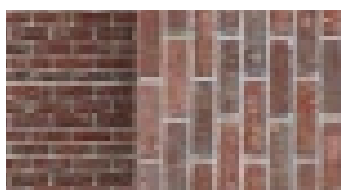
The River Wey elevation adopts a similar overall approach to the Street elevation but with the communal spaces expressed at ground floor with larger areas of glazing to connect them to the landscape and the more rural context on this elevation of the scheme. The separation of the buildings on this side reduces the visual bulk of the scheme when viewed from Dapdune Wharf.

Bay Study and Materiality

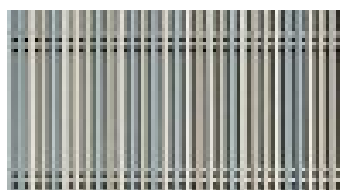
The bay studies created at design stage served to illustrate the proposed materiality and design intent associated with the incorporation and balance of the key materials and forms. We have included here references to the local examples from which the materiality, colour and texture were derived. The composition was carefully considered, and care was taken not to resort to overly complex or contrived arrangements that would be difficult to deliver or hard to maintain.



North Elevation Bay Detail



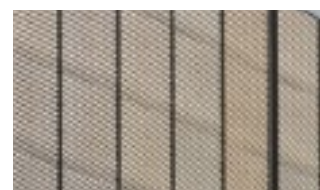
1. Brick Profiling



2. Terracotta Baguettes



3. Articulated metal panelling



4. Powder-coated metal finish

Contact



David King-Smith. Director
Email. dk5@5plusarchitects.com
Mobile. 07771 747 403

London Studio
The Leather Market
Weston Street
London SE1 3ER

Call. 020 7253 7644

Manchester Studio
4th Floor, The Hive
47 Lever Street
Manchester M1 1FN

Call. 0161 228 0211

5plusarchitects.com

**GOING
BEYOND
THE
EXPECTED**